

EISENHOWER WEST/ LANDMARK VAN DORN *IMPLEMENTATION* Advisory Group

23 October 2017



Meeting Agenda

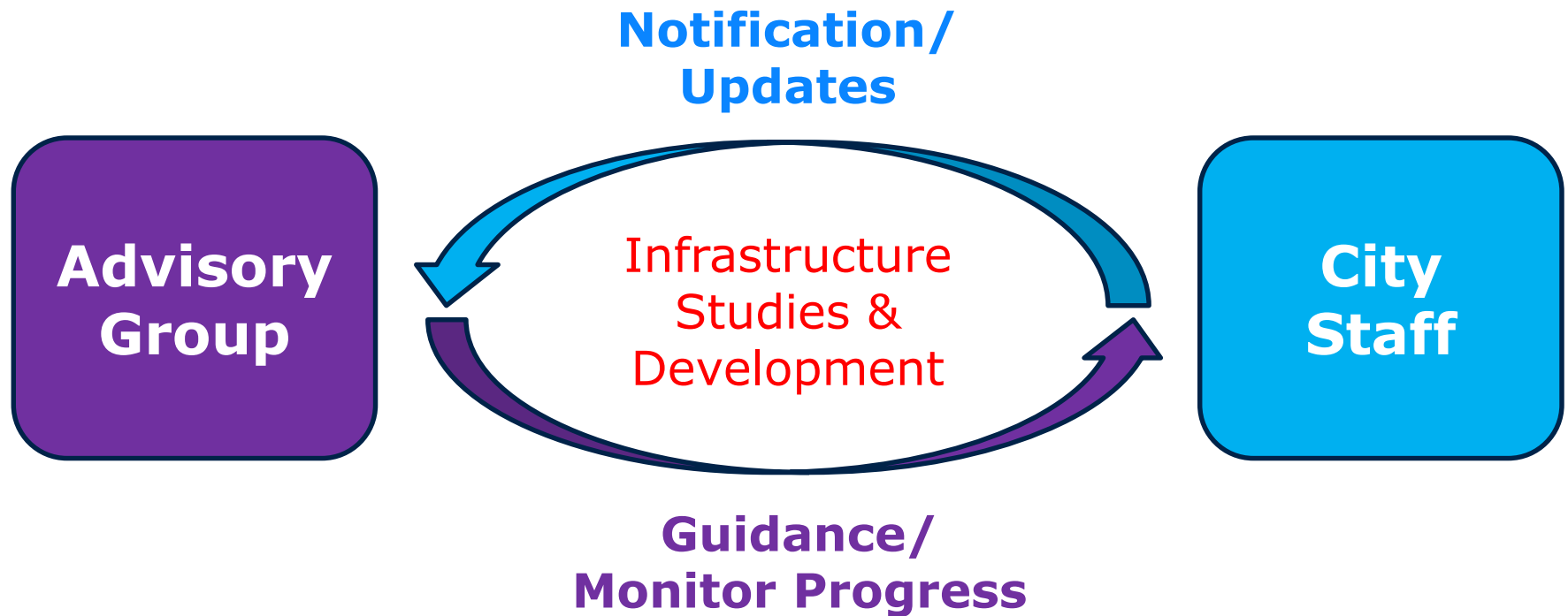
- Welcome & Overview
- Roles & Communications
- Infrastructure Plan Update
- Small Area Plans/ Master Plan Amendments
- Additional Updates
 - Virginia Paving
 - Development Projects
 - Developer Contributions Analysis
- Air Quality Analysis Update
- Questions and Next Steps



Mural



Plan Implementation



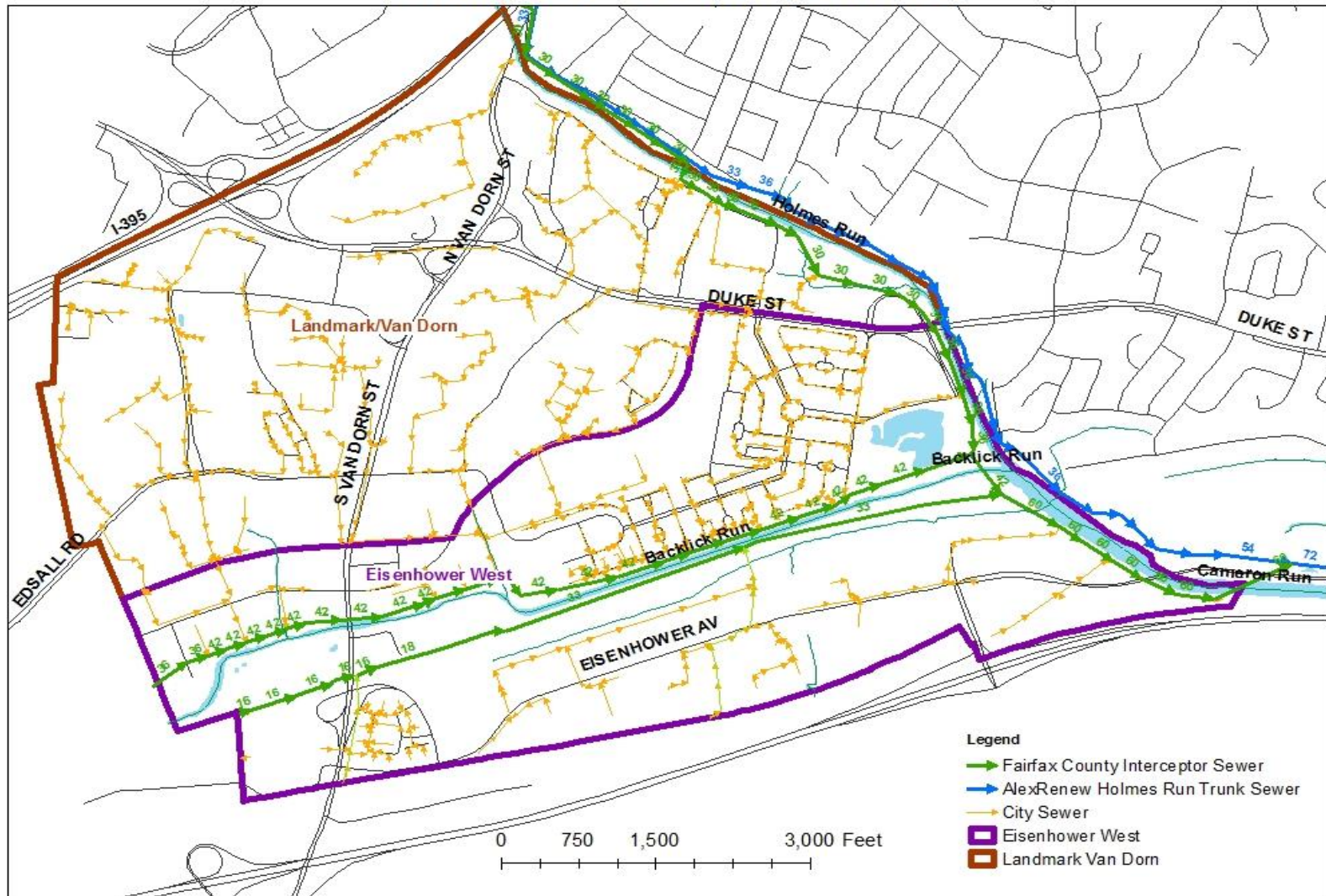
Phase 2 Infrastructure Plan

- Purpose: To perform analysis to facilitate infrastructure/SAP implementation and coordination
 - Sanitary Sewer Analysis
 - Framework Streets Preliminary (10%) Design
 - Sequencing of Projects
 - Prioritization



Sanitary Sewer Analysis

Eisenhower West/Landmark Van Dorn



Study Progress

- Consultant Award June 2017
- Project Kickoff Meeting July 2017
- Sanitary Sewer Hydraulic Model
 - Updated City development projections
 - Added Fairfax County interceptor sewers into existing model
 - Received Fairfax County development projections
 - Received Fairfax County existing flow data

Next Steps

- Run sewer model for the following:
 - Existing conditions
 - Future (growth) conditions
- Identify sewer capacity constraints
- Identify alternatives for addressing capacity constraints

Project Schedule

- Planned Schedule
 - Notice to Proceed June 2017 - done
 - Fall 2017/Winter 2018
 - **Assessment of existing capacity and flows**
 - **Assessment of future flows**
 - **Identification of capacity constraints**
 - Spring 2018
 - Preliminary capacity improvements
 - Preliminary cost, timing, funding strategies
 - Summer/Fall 2018
 - Final findings and report



Roadway Infrastructure Study

- Project began August 2017
- Project to be completed by Fall 2018
- Scope of Work – Key Tasks
 - Multimodal Bridge analysis
 - Roadway parameters and alignment development
 - Concept Infrastructure Plans
 - Planning Level Costs
 - Conceptual Engineering Report (10% Design)

Study Progress

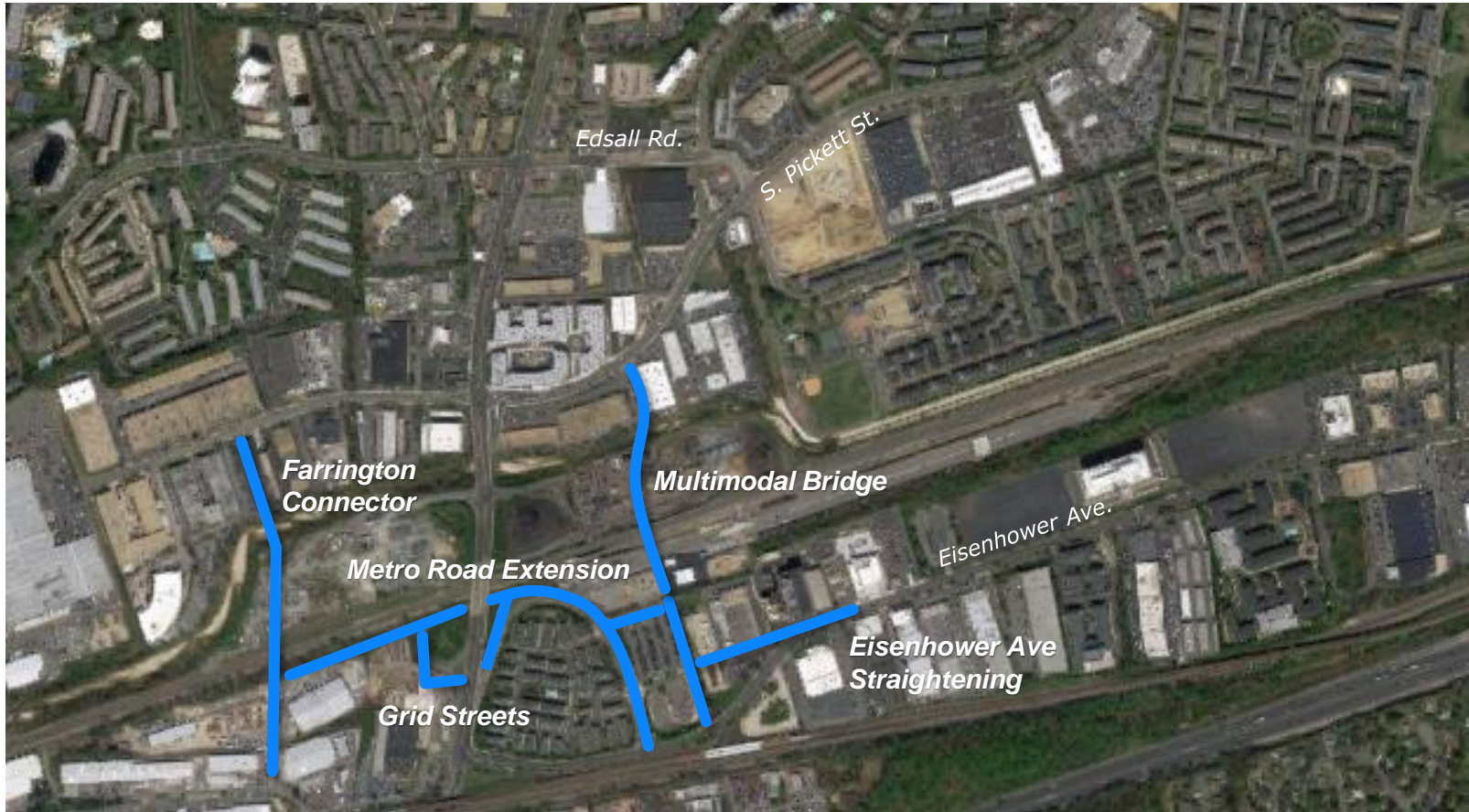
- Researched background information
- Confirmed parameters / cross-sections from Small Area Plan
- Field reconnaissance
- Reached out to Norfolk Southern for input
- Developed Draft Base mapping
- Mapped road limits per Small Area Plans
- Beginning to identify issues and impacts of road layouts, and options

Framework Streets

- 10% design for the following streets
 - Multimodal Bridge
 - Eisenhower Avenue straightening
 - Farrington Connector
 - Metro Road and Extension
 - Key grid streets west of Van Dorn



Framework Streets



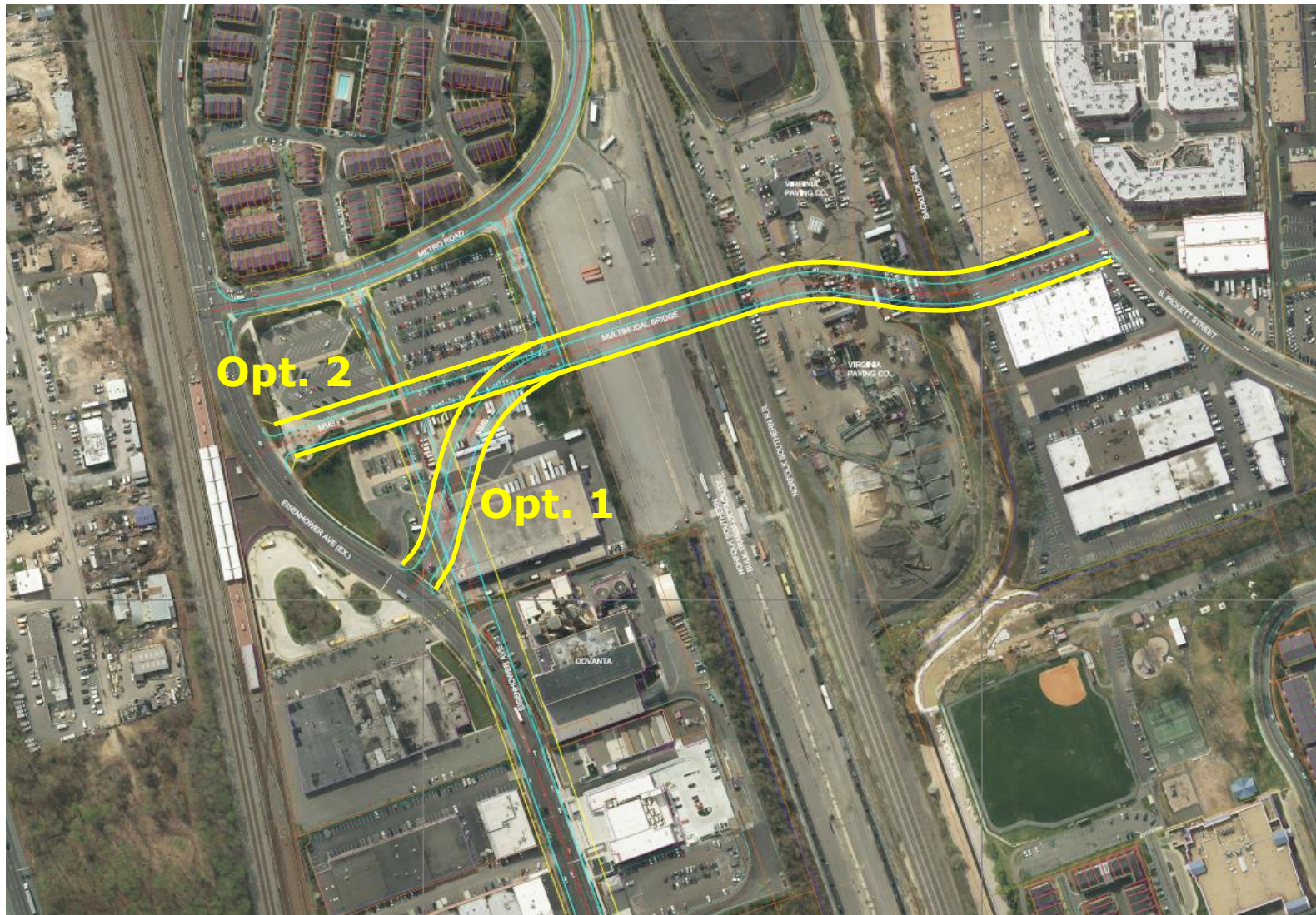
Framework Streets

- Initial Findings
 - No fatal flaws with any of the streets
 - Need to look further at grading of streets and opportunities for additional connections to street grid from bridges.
 - Opportunities for adjustments to alignments
 - Farrington Connector
 - Multi-Modal Bridge:
 - Can tie into proposed street grid north of Backlick Run and south of Norfolk Southern
 - Opportunity for redevelopment of Metro station site

Farrington Connector Options



Multimodal Bridge Options



Next Steps

- Further refinement of roadway alignments
- Further study of grading and grid connections
- Further evaluation of Multimodal Bridge and coordination with Norfolk Southern
- Developer Contribution Analysis and Prioritization

Role of Small Area Plans



“A hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions.”

- Oliver Wendell Holmes

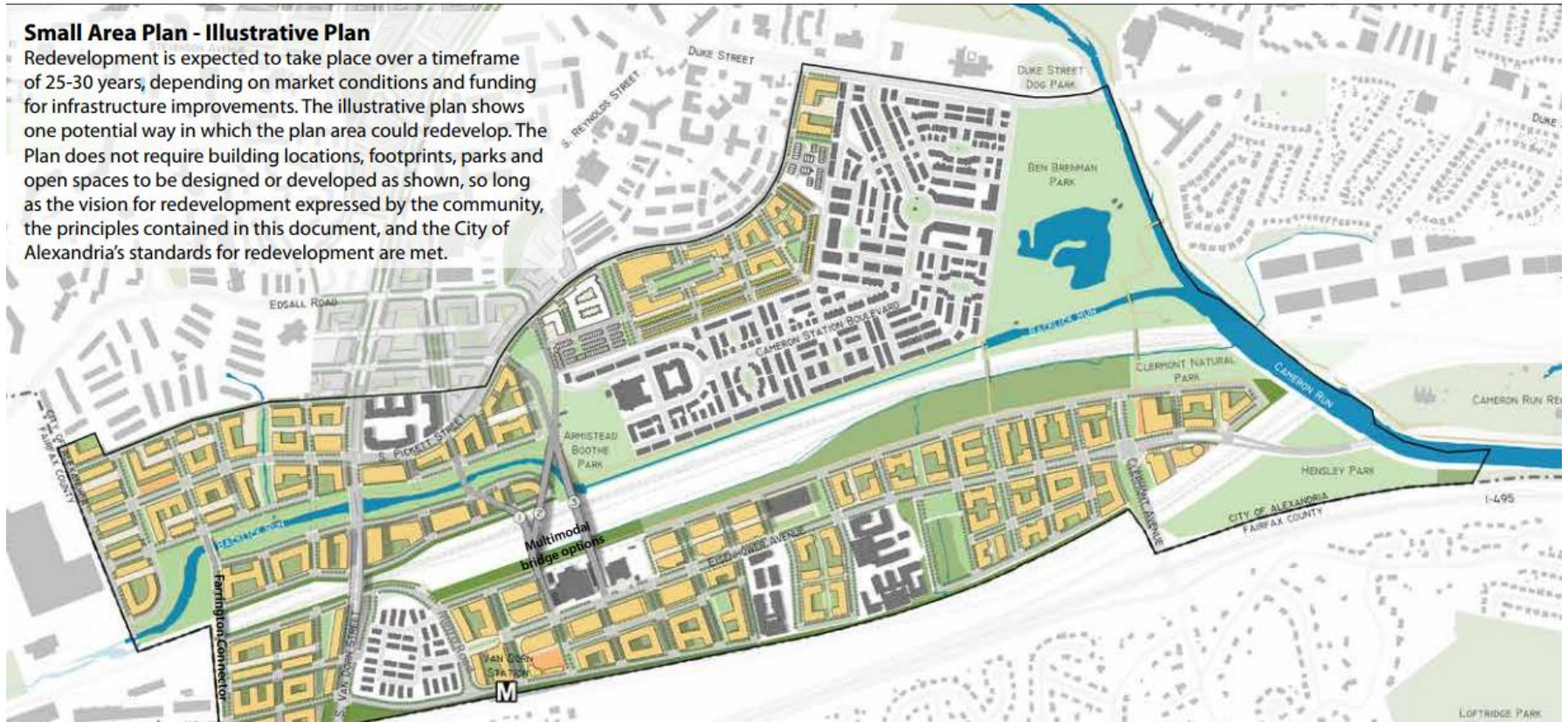
Small Area Plans – Elements



Small Area Plans

Small Area Plan - Illustrative Plan

Redevelopment is expected to take place over a timeframe of 25-30 years, depending on market conditions and funding for infrastructure improvements. The illustrative plan shows one potential way in which the plan area could redevelop. The Plan does not require building locations, footprints, parks and open spaces to be designed or developed as shown, so long as the vision for redevelopment expressed by the community, the principles contained in this document, and the City of Alexandria's standards for redevelopment are met.



long-term vision
framework elements

flexibility
market conditions

potential amendments
outreach/process

Additional Updates

- Cambria Square
- Cameron Park
- Edsall Shell
- Greenhill CDD
- Virginia Paving SUP
- Vulcan site



Additional Updates

- **Developer Contributions Analysis**
 - Scope: Determine potential development contributions of identified redevelopment sites to mitigate impacts of development on transportation networks, city facilities, and other public amenities.
 - Selected Consultant: W-ZHA
 - Schedule:

Deliverables	Dates
Kick-Off Meeting	October 18, 2017
Draft Analysis	Winter/Spring 2018
Revised Analysis	Spring 2018
Draft Tech Memo	Summer 2018
Final Tech Memo	Summer 2018

Air Quality Analysis

Purpose:

- Determine maximum air-quality-compliant heights for buildings currently planned for Van Dorn Metro Center neighborhood.
- Investigate technically feasible mitigation options.

Update



Next Steps & Questions

- **FYI:** Oct. 25th – RPCA Community Meeting at Brenman Baseball Field at 6 pm
- **Implementation AG Meeting #5 – February 12th at 7 PM at Beatley Library**
 - Potential Discussion Topics:
 - Infrastructure Plan Analysis Update
 - Development Updates as Needed
- **Implementation AG Meeting #6 – May 14th at 7 PM at Beatley Library**
 - Potential Discussion Topics:
 - Infrastructure Plan Analysis Update
 - Development Updates as Needed